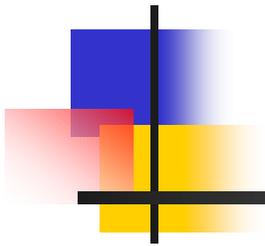
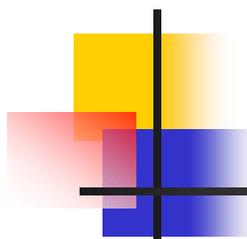


LAND ADMINISTRATION REFORM IN GHANA



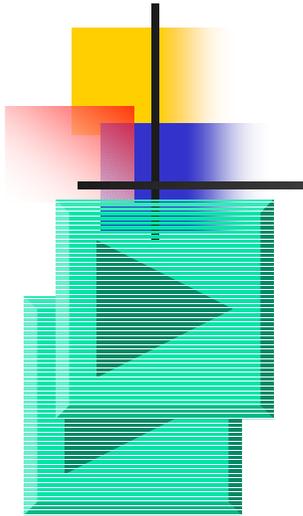
DR W.ODAME LARBI
PROJECT DIRECTOR
GHANA LAND ADMINISTRATION PROJECT



OUTLINE

- Background
- Long Term Objectives of the LAP
- Objectives of Phase 1 of LAP
- The Components
- The pilots
- Progress to date
- Challenges
- Conclusion

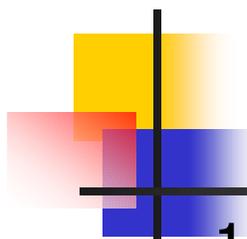
COUNTRY LOCATION & INFORMATION



Ghana

- ❖ **Land Area: 239,460 km²**
- ❖ **Population: 21.7 million (2007 estimate)**
- ❖ **Growth rate: 2.7% p.a.**
- ❖ **Agriculture accounts for 37.3% of GDP and employs 60% of workforce**
- ❖ **Agriculture accounts for 75% of export earnings and contributes 90% of food needs**
- ❖ **63 % of total land area is agriculture**
- ❖ **GDP growth rate was 6% in 2006: service sector is the highest contributor (37.5%)**

BACKGROUND TO THE REFORM

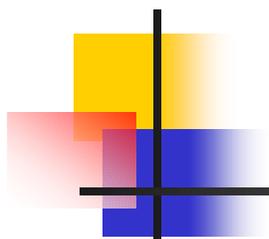


- 1999 - National Land Policy which identified the following weaknesses
 - Weak land administration system characterised by fragmented institutions
 - General indiscipline in the land market
 - Indeterminate boundaries of customary owned lands – stools, skins, families, etc.
 - Outstanding issues from compulsory acquisition of large tracts of land
 - Lack of consultation with landowners
 - Lack of consultation, coordination and cooperation among public sector land agencies

RESULT

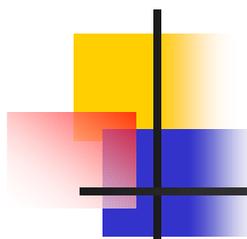
- Inadequate security of tenure
- Difficult accessibility to land
- Loss of livelihoods

LONG-TERM OBJECTIVES OF LAP



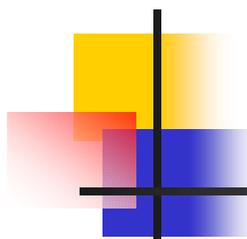
- To reduce poverty and enhance social and economic growth through;
 - Improving security of tenure
 - Simplifying processes of land acquisition
 - Fostering prudent land management practices
 - Developing the land market
 - Establishing an efficient and sustainable system of land administration, both state and customary

Based on clear, coherent, and consistent policies and laws supported by appropriate institutional structures



OBJECTIVE OF PHASE 1

- Phase 1 is from 2004 – 2010
- Objective is to ***undertake land policy and institutional reforms and key land administration pilots for laying the foundation for a sustainable decentralized land administration system that is fair, efficient, cost effective and decentralized and that ensures land tenure security***



THE FOUR COMPONENTS

- COMPONENT 1:

Harmonizing land policy and regulatory framework

- COMPONENT 2:

Institutional Reform and development

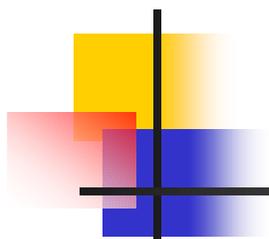
- COMPONENT 3:

Improving Land titling, Registration, Valuation, Land Use Planning and Land information system

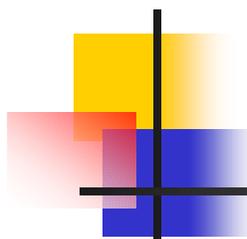
- COMPONENT 4:

Project Management, Human Resource Development and Monitoring and Evaluation

COMPONENT 1 – HARMONISING POLICY AND REGULATORY FRAMEWORK



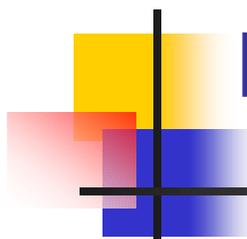
- Legislative review to harmonise laws
- Support to the Judiciary to reduce backlog and establish sustainable system for quick adjudication of land cases
- Development of ADR to facilitate land dispute resolution
- Inventory of state acquired/occupied lands for policy on compulsory acquisition and compensation
- Participatory approach to policy formulation and policy review processes



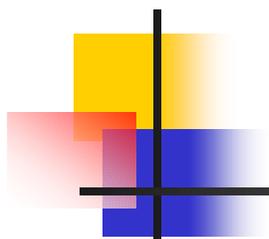
COMPONENT 2 - INSTITUTIONAL REFORM AND DEVELOPMENT

- Restructuring public land administration agencies into a **One stop shop** for efficient delivery of services – LVB, SD, LC, LTR - (TCPD & OASL)
- Strengthening customary land administration through establishment of Customary Land Secretariats
- Strengthening private land sector institutions – GhIS, GBA, GIP
- Strengthening land administration and management training and research institutions

COMPONENT 3 – IMPROVING LAND TITLING, REGISTRATION, VALUATION, LAND USE PLANNING AND LAND INFORMATION SYSTEMS

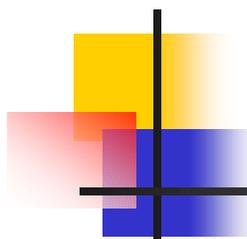


- Development of a Computerised Land Information System
- Improvement in Geodetic Reference Network
- Improvement of deeds registration system
 - Decentralising and strengthening land registration
- Revaluation of properties for revenue generation
- Community-based land use planning and management
- Orthophoto mapping covering 15000 km² at 1:2500
- Pilot demarcation and registration of allodial land boundaries



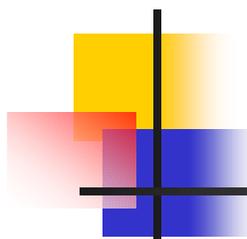
COMPONENT 4 - PROJECT MANAGEMENT, HUMAN RESOURCE DEVELOPMENT, MONITORING AND EVALUATION

- Project management
- Human resource development
- Communication, consultation and participation
- Monitoring and Evaluation



THE PILOTS

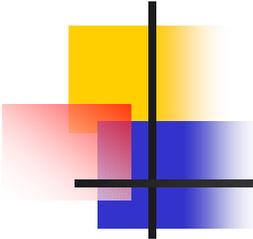
- Land Information System
- Geodetic Reference Network
- Customary Boundary Demarcation
- Systematic Land Titling



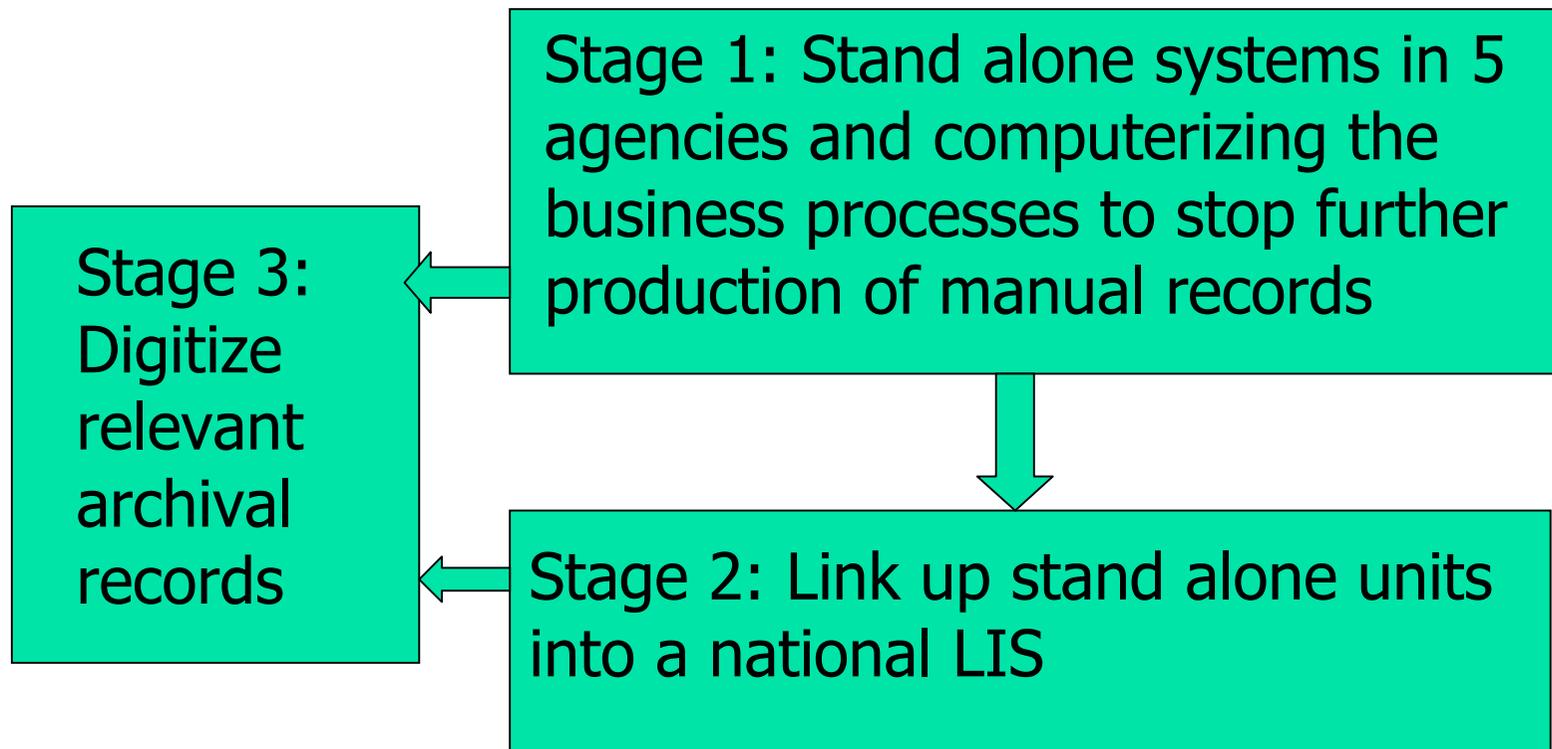
LAND INFORMATION SYSTEM

PRINCIPLES

- Incremental approach in 3 stages
- Flexibility
- Sustainability
- Interoperability with other systems such as LUP LIS, UMLIS, MIDA, etc.

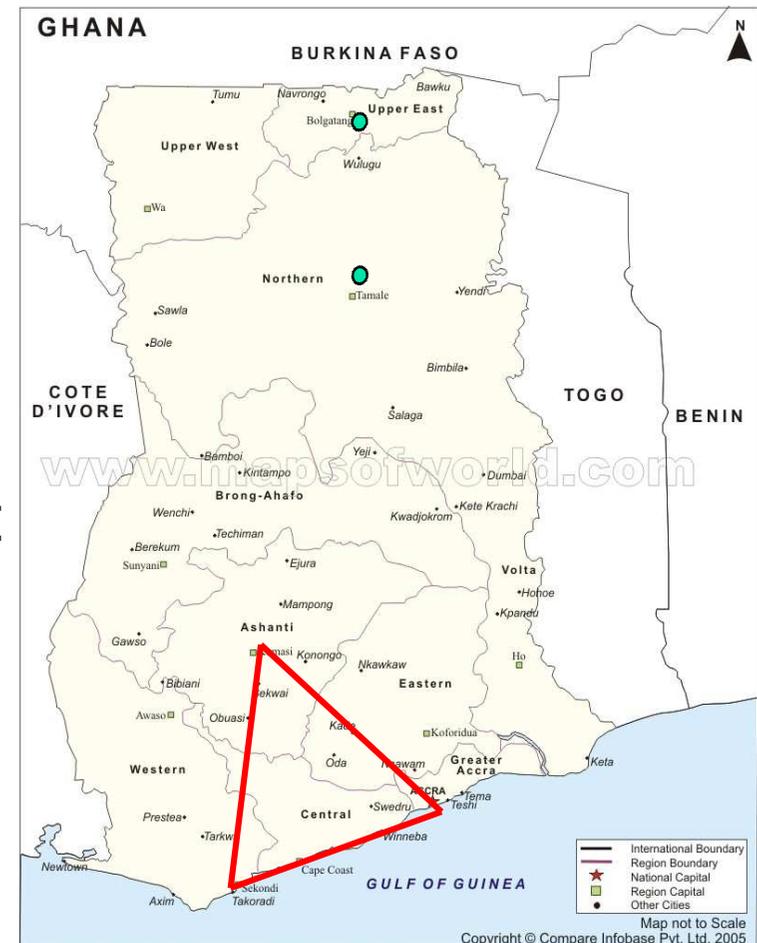


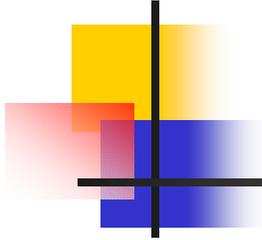
STAGES OF LIS



GEODETTIC REFERENCE NETWORK

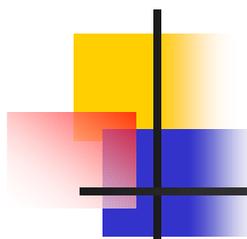
- Existing situation
 - War Office
 - Clark 1800
 - Reset the GRN in the WGS84/UTM in 2 stages
 - New secondary GRN points at 50 km intervals
- Within the Golden triangle
25 new points established
20 trigonometric points
recoordinated





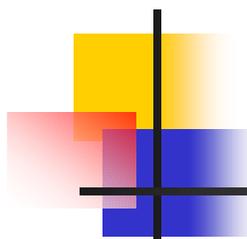
GRN

- Stage 2: Primary points at 100 km throughout the country
- 5 permanent CORS in Accra, Kumasi, Takoradi, Tamale and Bolgatanga
- Stage 1 completed



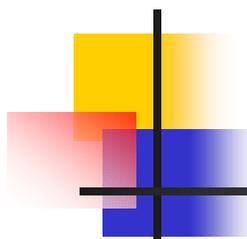
CUSTOMARY BOUNDARY DEMARCATIION (CBD)

- Length of boundaries unknown
- Cost per km estimated to be too high and duration of the exercise cannot be determined
- Both parties must be present throughout the exercise at any point in time
- Use of GPS rather than total station to reduce cost
- Handheld GPS that can take readings under canopy



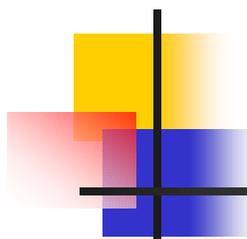
CBD

- Fixed sum given to two surveying firms to ascertain how many kilometres can be covered. Results analysed and the one who covers more kilometres and with good accuracy and quality gets the contract to complete the exercise at the lower price.
- Piloted in 3 areas – Wasa, Accra and Ejisu
- Pilot exercise reduced the estimated cost from €700/km to €400/km.



SYSTEMATIC TITLING

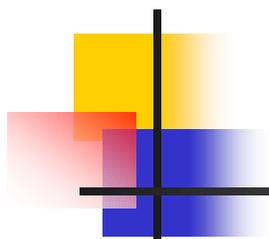
- Land titling introduced in 1986. Even though the law provided for compulsory title registration implementation has been sporadic.
- Operates in areas declared as registration districts. Only Greater Accra Region and Kumasi has been so declared (about 2% of the country)
- To pilot systematic approach to deliver 30,000 titles in 2 years using the private sector
- Principle: One parcel – one visit using DPT, Penmap and GPS at a nominal fee of \$50/parcel.



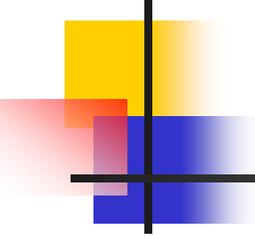
PROGRESS TO DATE – COMPONENT 1

- 37% of backlog of land cases in High Courts and Circuit Courts in Regional capitals disposed of
- 5 Land Courts established to start operation in October 2008
- Inventory of State acquired lands completed in one region and partly in another
 - Broad policy directions on outstanding issues on compulsory acquisition given by Government
 - Inventory on-going in 10 pilot districts by the Private sector.

PROGRESS TO DATE – COMPONENT 2

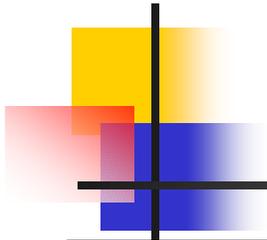


- New Lands Commission Bill to merge 4 land agencies into one laid before Parliament. Expected to be passed in October 2008
- 36 CLS established and two existing secretariats strengthened.
- Equipment pool to be set up for private sector surveyors

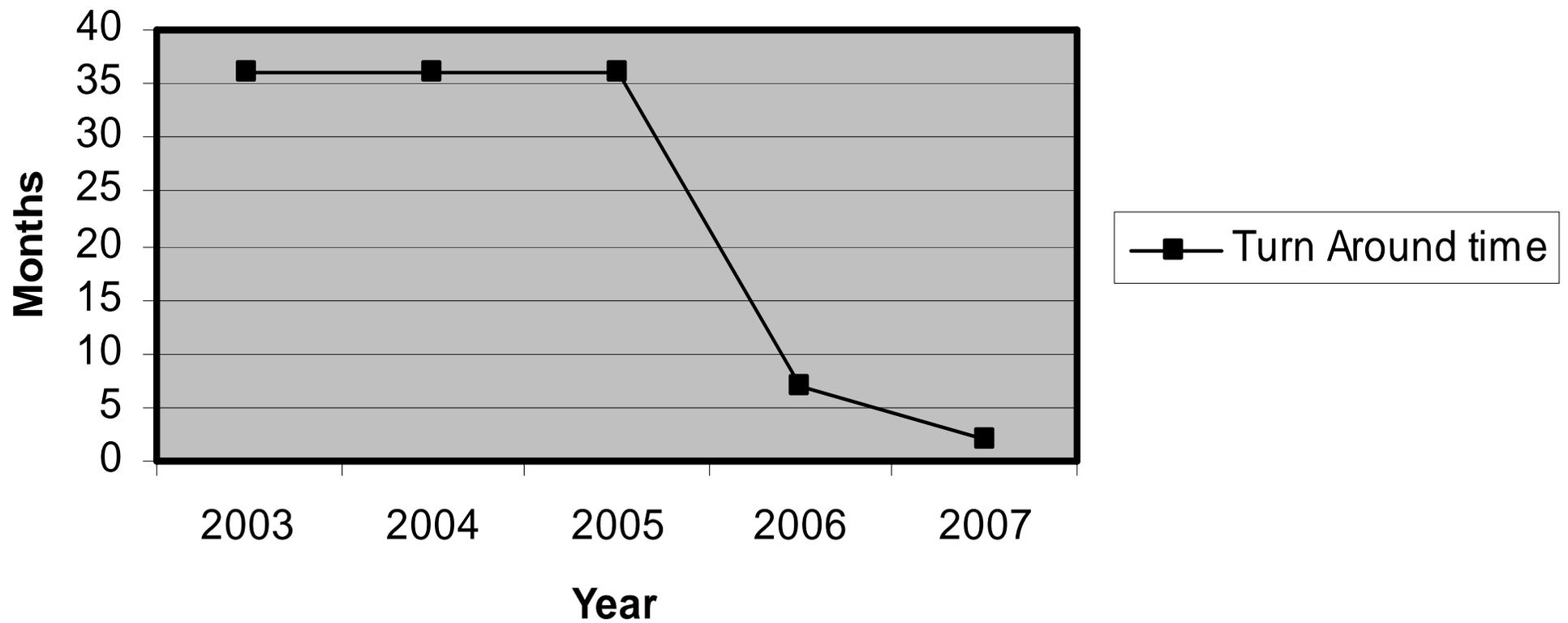


PROGRESS TO DATE – COMPONENT 3

- Eight Land Registries established in 8 regions of the country. There is now a land registry in each region of the country
- The process to convert land registry records into digital has commenced
- Bad weather is hindering progress on orthophoto mapping.

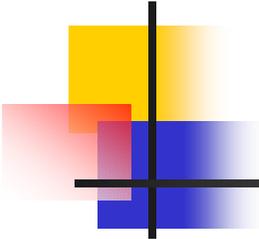


Turn Around time for deed registration 2003 - 2007



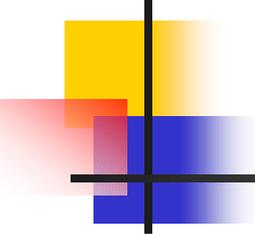
LAP IN ACTION





CHALLENGES

- Implementation Capacity
 - Mainstreaming
 - Fear of the unknown
- Procurement and Donor Coordination
- Choice of appropriate technology and methodology
- Resistance to change
- Lack of interest from the populace
- Sheer size of the project



CONCLUSION

- LAP holds great prospects for re-engineering the land administration system in the country
- Expectations are great, but we must get it right at the onset
- Requires patience and the active participation of all stakeholders to succeed

THANK YOU